

## **6.19 - I-1 LIGHT INDUSTRIAL DISTRICT**

### **6.19.1 INTENT:**

The I-1 Light Industrial District is designed to accommodate wholesale, warehouse, storage, research and development, and manufacturing activities whose external effects are restricted to the site and have no detrimental effects on the surrounding area. The I-1 district generally permits the manufacture, compounding, processing, packaging, assembly and treatment of finished or semi-finished products from previously prepared material or materials. The sale of goods produced on-site may be allowed with certain restrictions. It is not the intent of this district to permit the processing of raw materials, unless such activity is minor and accessory to the permitted use and where there is no external evidence of such activity.

### **6.19.2 PERMITTED USES:**

Within the I-1 Light Industrial district the following uses are permitted:

- 6.19.2.1 Accessory structures and uses;
- 6.19.2.2 Alternative tower structures;
- 6.19.2.3 Auction houses, not including flea markets where merchandise is sold at retail;
- 6.19.2.4 Bottling works;
- 6.19.2.5 Building materials yards;
- 6.19.2.6 Business Services;
- 6.19.2.7 Carpenters' shops;
- 6.19.2.8 Clinics;
- 6.19.2.9 Cloth bag manufacturing;
- 6.19.2.10 Coal yards;
- 6.19.2.11 Contractors' yards;
- 6.19.2.13 Dry cleaning and laundry establishments;
- 6.19.2.14 Electric or acetylene welding shops;

- 6.19.2.15 Equipment rental and repair establishments;
- 6.19.2.16 Gasoline, propane, oil, or alcohol storage above ground, provided no storage tank shall be closer than fifty (50) feet to any property line other than a property line abutting a railroad right-of-way;
- 6.19.2.17 The fabrication, compounding, assembly, processing, repair, manufacturing, or packaging of finished or semi-finished materials and products where all operations, including storage of materials and finished goods are contained within closed buildings. Such allowed uses shall not produce exterior smoke, dust, noise, odor, unusual lighting, vibrations, fumes, fire hazards, or other objectionable, noxious, or injurious conditions;
- 6.19.2.18 Municipal, county, state, or federally owned buildings or land uses;
- 6.19.2.19 National fraternal organizations not operated for profit;
- 6.19.2.20 Offices;
- 6.19.2.21 Parking lots and garages;
- 6.19.2.22 Printing and engraving establishments;
- 6.19.2.23 Public utilities, including buildings, necessary structures, storage yards, and related uses;
- 6.19.2.24 Research, development, or testing laboratories and facilities;
- 6.19.2.25 Service, communication, and distribution centers not conducting on-site retail sale of merchandise;
- 6.19.2.26 Self-service storage and mini warehouses.
- 6.19.2.27 Showroom featuring the display and sale of goods produced or assembled on-site. The total floor area devoted to the display and sale of goods shall be no greater than the total floor area devoted for production and front office uses;

- 6.19.2.28 Stone cutting and polishing;
- 6.19.2.29 Supervised vocational, recreational, or institutional activities;
- 6.19.2.30 Truck terminals;
- 6.19.2.31 Vehicular sales and/services;
- 6.19.2.32 Warehouses; and
- 6.19.2.33 Wholesale establishments;

6.19.3 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:**

The following uses are permitted when approved by the Board of Zoning Appeals as special exceptions as provided by Section 15.4:

- 6.19.3.1 All structures which exceed the height of thirty-five (35) feet and located within one hundred (100) feet of a residential zone.
- 6.19.3.2 Day-care centers provided:
  - A. The principal building shall have a minimum rear yard setback of fifty (50) feet and a minimum side yard setback of twenty-five (25) feet;
  - B. If access is gained from an arterial or collector street, a paved driveway connected to the arterial or collector street must be provided. This driveway must include an exit and an entrance to facilitate safe, off-street loading and unloading which does not require backing into the street;
  - C. Sufficient evidence is presented to the BZA to insure that children will be isolated from any real or potential industrial hazards. The BZA may impose additional requirements to insure the safety of the children; and
  - D. All necessary state and city permits, certifications, and requirements shall be obtained.
- 6.19.3.3 Tower structures.
- 6.19.3.4 Adult-oriented businesses provided:

- A. The use shall be located a minimum distance of one-thousand (1000) feet from any residential use or residential district;
- B. The use shall be located a minimum distance of one-thousand (1000) feet from any other adult-oriented business;
- C. The use shall be located a minimum distance of one-thousand (1000) feet from any school, public or private educational facility, child daycare facility, nursery school, preschool, kindergarten, elementary school, private school, intermediate school, junior high school, middle school, high school, vocational school, secondary school, continuing school, special education school, community college, junior college, college, university, playground, public park, indoor or outdoor swimming pool under city management or used by members paying membership dues to either a public or private entity, publicly owned athletic field under the ownership or management of any governmental entity, publicly owned basketball or tennis court under the ownership or management of any governmental entity, public or private or family cemetery, church, synagogue, mosque, temple, or building used primarily for religious worship and related religious activities; and
- D. The use shall be located a minimum distance of one-thousand (1000) feet from any premises licensed pursuant to State or local law or regulation concerning the sale of alcoholic beverages, whether such beverages are sold on-premises or off-premises.
- E. For the purpose of Subsections A-D above, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest point of the property lines used as part of the premises where an adult-oriented business is conducted, to the nearest point of the property lines of the premises of a use listed in Subsection A-D above. The presence of a city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Subsection.

- F. The applicant shall submit maps showing existing land use and zoning within one-half mile of the proposed site along with site plans, surveys, or other such special information as might be reasonably required by the Board of Zoning Appeals for use in making a thorough evaluation of the application.

6.19.3.5 Security housing provided:

- A. The dwelling unit shall be considered an accessory use to the principal use;
- B. The dwelling unit shall be only used by an employee of the property owner, existing business, or lessor. Members of the employee's immediate family (spouse and dependent children) may also reside in the dwelling unit;
- C. The dwelling unit shall meet all applicable building codes;
- D. On sites of ten (10) acres or greater a separate structure not exceeding 2,500 square feet in floor area may be used for security housing purposes;
- E. If at any time, a portable structure intended for security housing remains vacant for a period of six (6) months or more, it shall be removed from the site;
- F. The structure shall not be located in any front yard; and
- G. Any additional requirements of the Board of Zoning Appeals.

6.19.3.6 Substance Abuse Treatment Facility provided:

- A. The facility shall be fully licensed/certified by the appropriate regulating state agency, if required;
- B. A certificate of need, if required, shall be obtained from the appropriate state agency prior to review by the Board of Zoning Appeals;

- C. The Facility shall not be located adjacent to or within 200 feet of a residential district including R-1, R-2, R-2A, R-2B, R-2C, R-3, R-4, R-5, R-6, RP-2, RP-3, RP-4, RP-5, RM-3, RM-4, RM-6, RO-1, and RO-2 districts;
- D. The facility shall not operate before 7:00 a.m. or after 8:00 p.m.;
- E. The facility shall be located on a collector street, arterial street, or State of Franklin Road;
- F. The petitioner shall provide the Board of zoning Appeals with information regarding the number of staff to be employed; and
- G. The facility, if located within a single tenant structure, shall meet the off-street parking requirements as specified in Article XI, Section 11.3.

#### 6.19.3.7 Solar Farms.

- A. All on-site utility and transmission lines shall, to the extent feasible, be placed underground;
- B. A solar collection device or combination of devices are designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard;
- C. All mechanical equipment of principal solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided with screening in accordance with the landscaping provisions of the municipal subdivision and land development ordinance;
- D. Screening, capable of providing year-round screening, is provided along all sides that do not collect energy;
- E. Height. Solar power electric generation structures shall not exceed the height of 25 feet;

- F. Setback. Active solar system structures must meet the following setbacks; and
- G. Ground-mounted solar systems. Ground-mounted solar energy systems shall meet the minimum zoning setback for the zoning district in which located, or 25 feet, whichever is strictest.

#### 6.19.4 MINIMUM STANDARDS:

##### 6.19.4.1 Front Yard:

The minimum depth of the front yard shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial	45 feet
Collector	35 feet
All Other	25 feet

##### 6.19.4.2 Side Yards:

The minimum depth of the side yard shall be ten (10) feet or one-half of the principal building height whichever is greater except:

- A. Where an interior sprinkling system is provided as approved by the Fire Marshal in which case the minimum side yard shall be ten (10) feet.
- B. Where adjacent to any residential zone, in which case the setback shall be forty (40) feet.

##### 6.19.4.3 Rear Yard:

The minimum depth of the rear yard shall be twenty-five (25) feet, except:

- A. Where adjacent to any residential zone, in which case the setback shall be forty (40) feet.
- B. Where adjacent to a railroad right-of-way, in which case there shall be no required setback if such is needed to obtain desirable rail service.

#### 6.19.5 HEIGHT REGULATIONS:

Not restricted except as provided in Subsection 6.19.3 above.

6.19.6 PROTECTION FOR SURROUNDING AREAS:

The following site design considerations shall be required to reduce potentially adverse impacts by the industry:

- 6.19.6.1 All parking shall be located outside of the required front yard with the exception of ten (10) or fewer visitor parking spaces;
- 6.19.6.2 All site design work shall be done by a state-certified architect, engineer, or surveyor;
- 6.19.6.3 All transportation, storage, and use of hazardous material shall comply with the Federal Environmental Protection Agency (EPA) and Tennessee Department of Health and Environment regulations; and
- 6.19.6.4 The City Engineer may require additional submittals to evaluate on-site and off-site stormwater drainage controls and traffic improvements.

6.19.7 APPEAL PROCESS:

If the developer believes that the staff-determined requirements are unreasonable, an appeal may be submitted to the Planning Commission for relief. The developer and the appropriate staff shall submit in writing their disagreements and justifications and present the same to the Planning Commission at its earliest convenient meeting. The decision by the Planning Commission shall be included fully in the minutes.

6.19.8 SITE PLAN APPROVAL:

All development and redevelopment must meet the provisions of Article V, SITE PLAN APPROVAL PROCESS